



FOR SALE OR LEASE
755 S. TELSHOR BLVD, BUILDING C
Suites 101 & 102
Las Cruces, New Mexico



Office/Medical

Property Highlights

- Total area available: 2,560 SF
- Two suites to be sold or leased together
- Sale price: \$198,000
- Lease rate: \$10/SF/YR, NNN
- Owner financing available
- Office/Medical
- Ground floor suites
- High traffic area
- Equidistant from both Mountain Hospital and Memorial Medical Center
- 50 miles from El Paso International Airport

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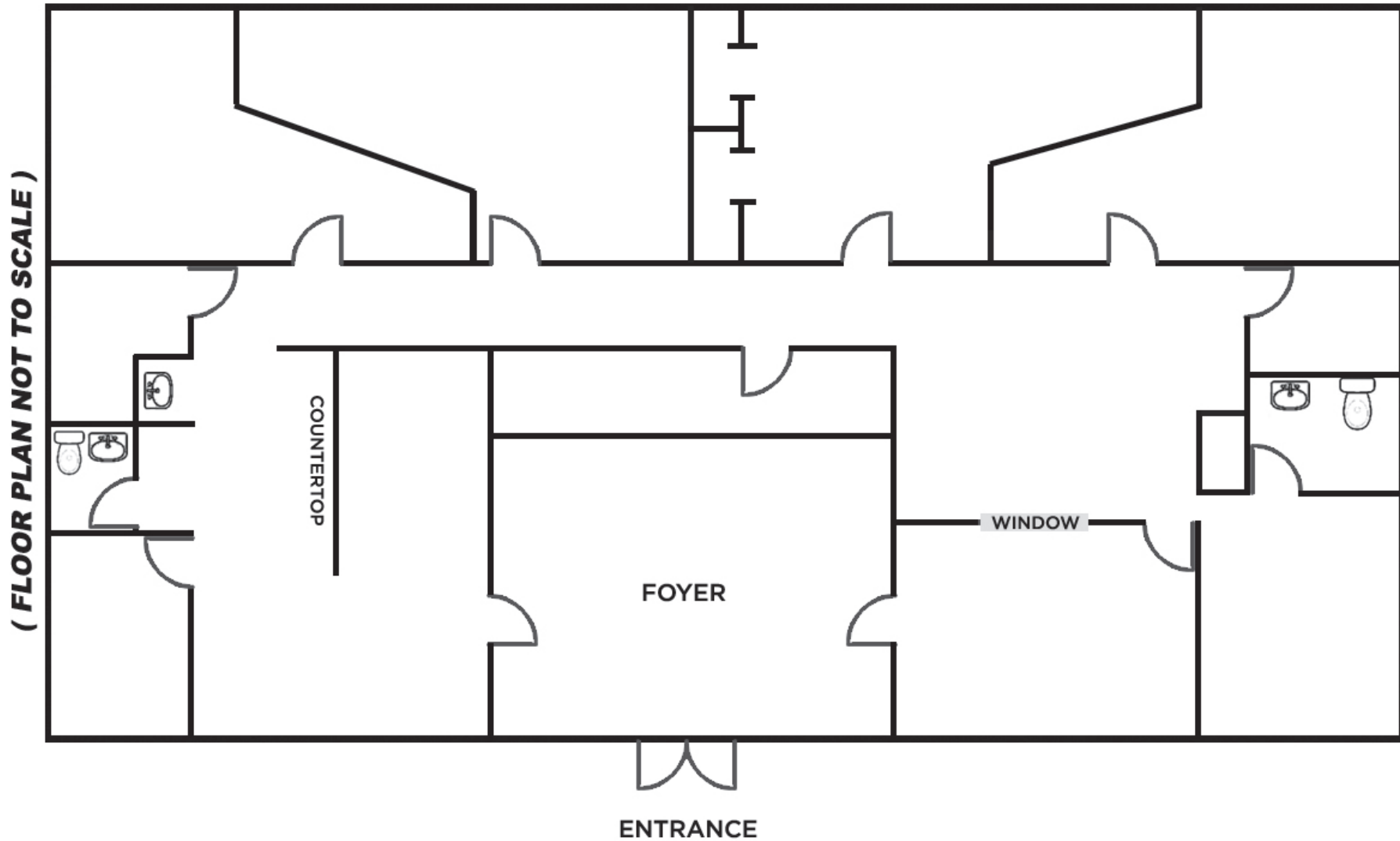
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Floor Plan





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Availability

SUITE	SIZE	LEASE RATES
101 and 102	2,560 SF	\$10.00 /SF/YR, NNN

COMMENTS

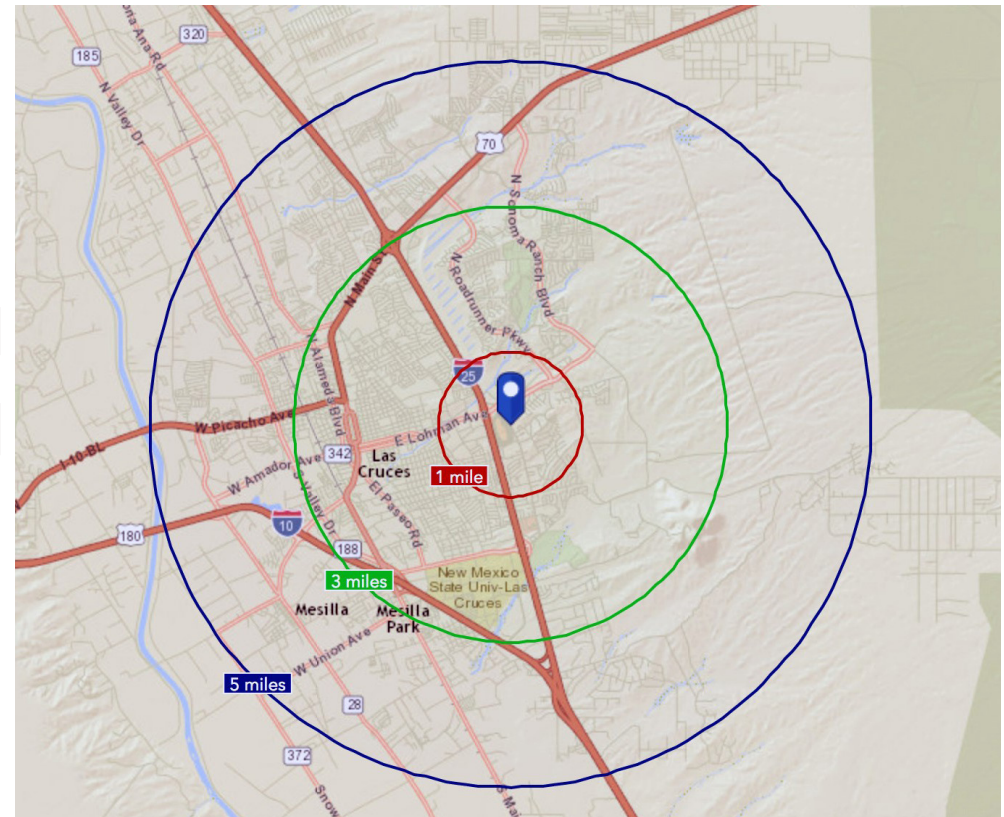
High traffic, easily accessible office condos.

Demographics

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,576	26,432	42,949
TOTAL POPULATION	10,255	63,322	107,154
AVERAGE HH INCOME	\$48,601	\$49,894	\$54,621

Source: Dona Ana County, Bureau of Land Management, ESRI, HERE, GARMIN, NGA, USGS, NPS



Traffic Counts

Telshor Boulevard/Foothills Road 20,093 Average Annual Weekday Traffic (AAWDT), Source: NMDot 2016

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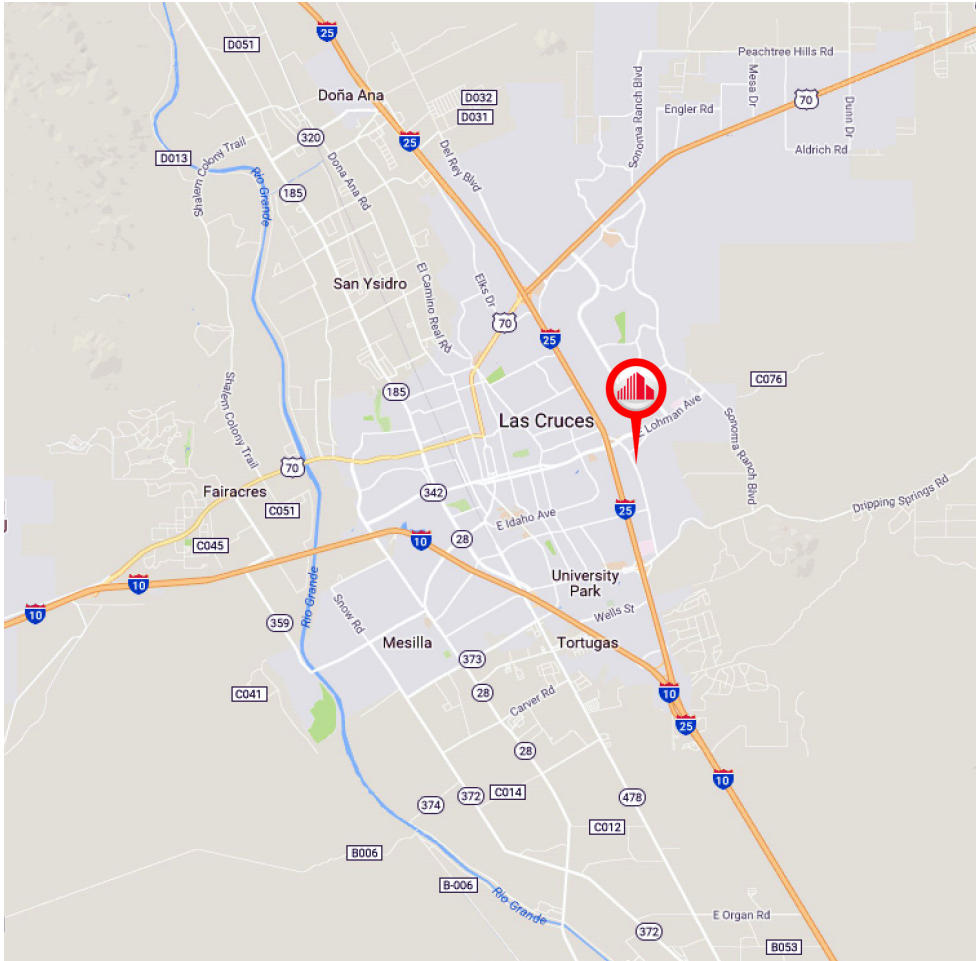
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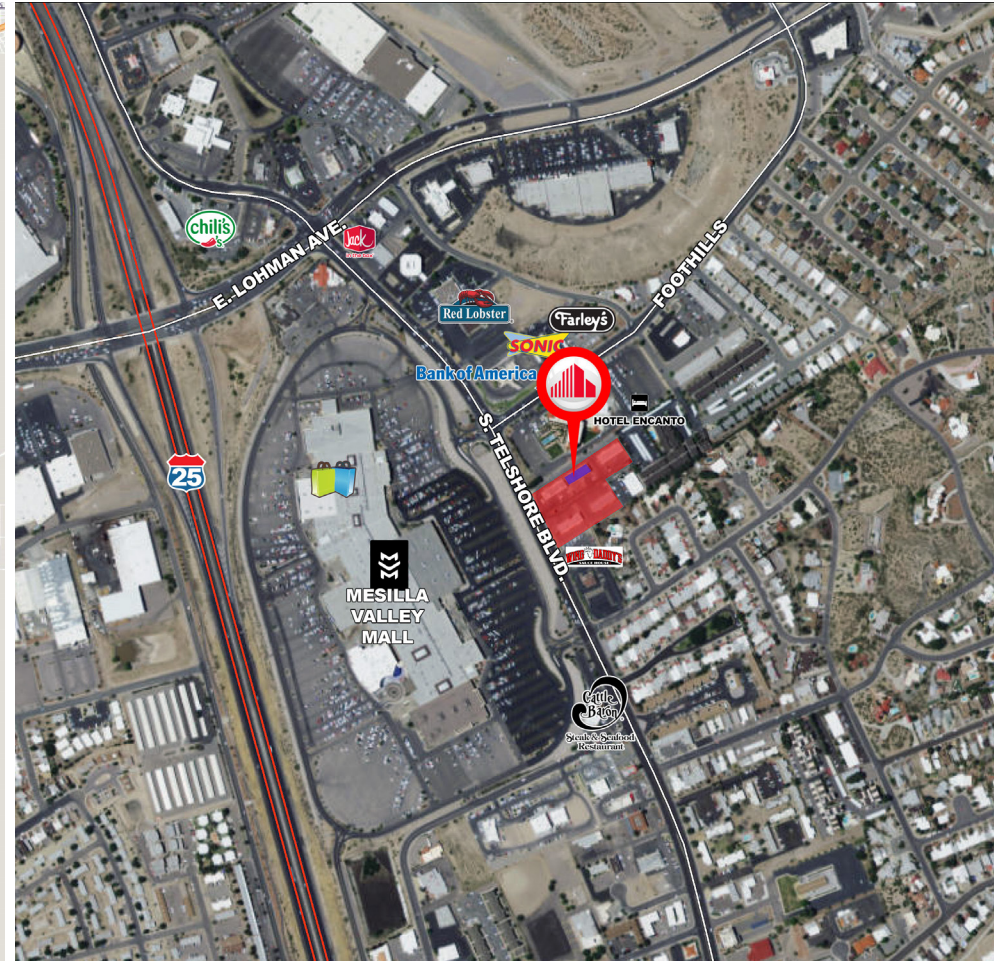
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MAP



AERIAL

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